

MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held September 1, 2011, at 7 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

In Attendance:	Chris Anderson	Torry Brean (Arr 7:10)	Scotty Ensign
	Bob Hailey	Carl Hickman	Kristi Mansolf
	Jim Piva	Dennis Sprong	Angus Tobiason
	Richard Tomlinson	Kevin Wallace	

Excused Absence: Chad Anderson, Matt Deskovick, Eb Hogervorst and Paul Stykel

Jim Piva, RCPG Chair, acted as Chair of the meeting, Bob Hailey, RCPG Vice-Chair, acted as the Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:00 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: DETERMINATION OF A QUORUM (Mansolf) – The Secretary Determined a Quorum was Present.

ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Matt Deskovick, Eb Hogervorst and Paul Stykel had excused absences. No one had heard from Chad Anderson.

ITEM 5: ANNOUNCEMENTS & Correspondence Received (Chair)

Mr. Hailey announced there was to be a workshop to update parking regulations and the Off-Street Parking Design Manual to reflect current and reasonable parking requirements for a variety of land use types, to improve organization, to incorporate new standards and to update the graphics. The workshop will be September 15. Parking-related issues/deficiencies will be identified and suggestions discussed.

Ms. Mansolf announced there was to be stakeholder workshop on Board Policy I-63 September 22, and planning and sponsor group representatives are invited to attend and give input.

Mr. Farace, a DPLU planning manager, said the Board of Supervisors considered possible amendments to Board Policy I-63 as part of the GP Update. No action was taken, but staff was directed to return to the Board for further consideration of the policy as part of the policy sunset review. The Board meeting to consider the policy has been set for October 26, 2011.

The Chair asked if any of the RCPG members would like to attend either one of the meetings as an RCPG representative?

Mr. Hailey said he would attend the parking meeting September 15.

Ms. Mansolf will attend the workshop on September 22.

Ms. Mansolf announced Parks has requested the RCPG to confirm the existing Parks Land Development Ordinance (PLDO) list or to make a new one. There is another category our input is being requested for – the recreation programming list.

Mr. Tomlinson plans to have a Parks Subcommittee meeting during the month to discuss PLDO priorities.

The Chair was contacted by the County Parks and Recreation Department by a representative who will be attending our next meeting.

Mr. Tobiason said he has heard there is a medical marijuana facility on Maple Street and he knows people who live in the area who are concerned about it being so close to their home.

The Chair said to put this item will be on the next agenda. He was unaware of the facility.

ITEM 6: FORMATION OF CONSENT CALENDAR

Mr. Hailey brought forward, to the Consent Calendar, Item 12-A-1, AD 11-023, the proposed second dwelling unit on Thomas Paine Drive. The South Subcommittee reviewed the project and approved it.

MOTION: TO FORM THE CONSENT CALENDAR, WITH THE ADDITION OF ITEM 12-A-1, AN ADMINISTRATIVE PERMIT AT 15730 THOMAS PAINE DRIVE, AND TO APPROVE THE CONSENT CALENDAR.

Upon motion made by Bob Hailey and seconded by Chris Anderson, the motion **passed 10-0-0-0-5**, with Chad Anderson, Torry Brean, Matt Deskovick, Eb Hogervorst and Paul Stykel absent.

ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)

Ms. Anderson asked to move Item 13-F, the Highland Valley/Dye/Hwy 67 intersection to after Item 9. Ms. Mansolf asked to move Item 11, the mitigated negative declaration (MND) for TM 5564 to under Other Business.

MOTION: TO MOVE ITEM 13-F, THE HIGHLAND VALLEY/DYE/HWY 67 INTERSECTION, TO AFTER ITEM 9. TO MOVE ITEM 11, TM 5564, MND TO AFTER OTHER BUSINESS.

Upon motion made by Chris Anderson and seconded by Kristi Mansolf, the motion **passed 11-0-0-0-4**, with Chad Anderson, Matt Deskovick, Eb Hogervorst and Paul Stykel absent.

ITEM 8: APPROVAL OF MINUTES 6-2-11, 8-4-11 (Action)

MOTION: TO APPROVE BOTH SETS OF MINUTES, JUNE 2, 2011, AND AUGUST 4, 2011.

Upon motion made by Chris Anderson and seconded by Dennis Sprong, the motion **passed 9-0-2-0-4**, with Carl Hickman and Richard Tomlinson abstaining, and Chad Anderson, Matt Deskovick, Eb Hogervorst and Paul Stykel absent.

**ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda
(No Presentations on Ongoing Projects – These Must be Agendized)**

Speaker: Mark Hutton, Ramona Resident

Mr. Hutton said he felt planning groups were created so people in the unincorporated areas could have a say in what happens in their communities. People directly affected by new development projects can give their opinions, which leads to good government and less lawsuits because the rights of the affected people are considered when making decisions. What the community thinks and feels are reflected in these decisions. Mr. Hutton did not feel that someone getting a paycheck from the County should be sitting on the RCPG. No one is going to vote against the stated interests of their employer. If someone works for the County, they can attend RCPG meetings as a representative for the County or attend RCPG meetings as an individual. He did not think a County employee should be voting to decide how the community represents itself to the County because that would be an obvious conflict of interest.

ITEM 13-F: Highland Valley/Dye/Hwy 67 Intersection. Reconsideration of Motion Made 5-5-11, 'Motion: To Approve Installation of a Traffic Signal at the Intersection Of Mussey Grade Rd. to Hwy 67 Along With All of the Necessary Improvements To the Geometric Road Elements.' Motion Failed 6-4-1-0-4. New Information To be Considered of the South Bypass *Taken Out of Order*

Ms. Anderson said she thought the Highland Valley/Dye/Hwy 67 intersection motion made May 5, 2011, should be reconsidered, and the discussion of the intersection opened up to include the South Bypass. The South Bypass has been worked on for the past 7 years. Then, there could be a motion to talk to the County and CalTrans about the project.

Discussion followed on administratively how to proceed with and without reconsideration of the motion, whether the item would go to the Transportation/Trails Subcommittee, and whether or not to separate the motion into road segments and vote on it.

A motion was made to approve the current plan for the Highland Valley/Dye/Hwy 67 intersection and proposed improvements to Mussey Grade Road, and to meet with CalTrans; however, changes were made, with the consent of the person making the second, and the following motion was made:

**MOTION: TO APPROVE THE PROPOSED CHANGES TO THE HIGHLAND VALLEY/DYE/HWY 67 INTERSECTION AND TO MEET WITH CALTRANS.
(MAP REFERENCE)**

Upon motion made by Dennis Sprong, the motion was withdrawn.

A motion was made to table the project until next month, but prior to being voted on, with the consent of the person making the second, changes were made and the following motion was made:

MOTION: TO REAGENDIZE THE ITEM NEXT MONTH.

Upon motion made by Dennis Sprong and seconded by Kevin Wallace, the motion was withdrawn,

The Chair felt additional direction was needed, and suggested the RCPG discuss the item near the end of the agenda as was originally intended.

ITEM 10: Presentation by Howard Blackson of Placemakers, on the Ramona Village Design Project, Project Description, Process, Progress and Expectations – Possibly Reconvene the RCPG with Ramona Village Design and the Design Review Board for a Meeting (Discussion and Possible Action)

Howard Blackson said that a lot has been accomplished with the Village Design project. A study was completed for the Paseo area. The community wanted equine and dine along the Santa Maria Greenway. A second grant was received from CalTrans to complete the project work.

Ramonans have a vision which is expressed in form based code – a regulatory code applying only to Ramona. There is a self determination of the land. Management issues were identified. First there is the number 1 problem of traffic. For mitigation of traffic there are the Transportation Impact Fees (TIF). Next there is the vernal pool issue. There is a plan for mitigation linked to the town plan to have an educational facility for kids at the schools. Problem 3 is the highway running through town – Main Street. There is now a plan for a Main Street on a highway for Ramona. Problem 4 is the infrastructure relating to stormwater. They are trying to figure a mitigation out for stormwater. Last, there are the sewer problems, which is being worked on by the RMWD.

The Ramona Code is special. It is a regulatory plan – a coordinated process using public planning standards and private building standards – rather than conventional code. Baseline zoning is existing. There is a neighborhood structure. Trees will be replaced as appropriate. We will get the signage right. Building in the Colonnade area will be different than building in the Paseo area. Land use and parking will be shared. Elston is a good example of what works in Ramona. There will be a bike path on the right of way on the other side of trees in the Colonnade area. The Old Town area will have a walkway with dining on the road. There will be a bike lane, with the bike lane being a funding source.

The next step will be to meet to make standards with the Design Review Board and the Town Center Committee.

The Chair said there would be a workshop on 9-21-11 from 4 to 8 p.m. at the Century 21 building, which will be an opportunity for all parties to work together.

ITEM 11: TM 5564, 1550 Keyes Rd., Proposed Subdivision of 10.38 Acres into 6 Lots, 5 Residential and 1 Road. Project Mitigated Negative Declaration. Public Review ends 9-16-11. Walsh, Representative (Discussion and Possible Action) Document is available at:

http://www.sdcounty.ca.gov/dplu/cega_public_review.html

Moved to Under Other Business

ITEM 12: SUBCOMMITTEE REPORTS

12-A: SOUTH (Hailey) (Action Items)

12-A-1: AD 11-023, Second Dwelling Unit at 15730 Thomas Paine Dr., 2.5 Acres (Gross). Existing Structure is 1913 sq ft. Second Dwelling Unit to be 538 sq. ft. Plus Porch, Deck and Carport *Approved on the Consent Calendar*

12-A-2: Major Use Permit for Wholesale Distributed Generation Solar Project at 1650 Warnock Dr. Photo Voltaic Solar Farm. Site is 110 Acres. Proposal is for 46.32 Acres to be Developed with Solar Panels that will Be 8 feet to 11.5 feet off the Ground. Production Capacity will be 7.5 MW of Alternating Current. Sol Orchard, Applicant

Steve Wragg of RBF Consulting presented the project. The solar installation will connect directly to the existing pole line with alligator clips. On the eastern edge of the property, there are metal power poles belonging to SDG&E. There will still be area for the pig farm to expand. There will still be area for cattle grazing. In their design, they are leaving room for the Dye Road Bypass. The installation will be 400 feet from Warnock Road, and 400 to 600 feet from the other road access points. The installation will be fenced with chain link. The panels will run in a north/south direction. They will tilt to the east on a single axis and follow the sun. The rows will be 150 feet long. The maximum tilt is 45 degrees. The existing uses will still be there. The installation will be 650 feet from houses. The facility will be unmanned and there will be 1 to 2 trips per week for washing the solar panels.

Mr. Hailey gave the South Subcommittee report. There are real concerns of the visual effects of the facility in an ag environment. The Subcommittee wanted indigenous plants to shield the facility from the road and the neighbors.

Speaker: Robin Joy Maxson, Ramona Resident

Ms. Maxson asked the RCPG to thoughtfully discuss and plan how to acquire the renewable energy we need to balance the State renewal energy goal with the realities of the business and aesthetic environments. Small residential installations seem a reasonable compromise, encouraging renewable energy utilization by and for residents as opposed to larger projects that deliver the output to SDG&E while negatively impacting Ramona's natural beauty. Long term planning needs to be done, and Ms. Maxson asked that a forum for gathering community input on renewable energy facilities be held.

Mr. Ensign asked how the panels move – are they self powered?

Mr. Wragg said they will be on DC motors and will move with power.

Mr. Pritchard said the system will be on its own meter.

Mr. Ensign asked about the weeds under the panels – they will be indigenous.

Mr. Wragg said the weeds will be shaved to be kept down to stubble. A permeable binding agent will be put on the ground to keep dust down.

Mr. Pritchard said this will be done as part of annual maintenance.

Ms. Anderson asked if the facility would have a 25 year lease?

Mr. Pritchard said they will lease the land, and then it will go back to the owner after 25 years.

Mr. Tobiason noted that a similar plant in Warner Springs failed.

Mr. Hickman asked when the South Bypass will be going in – 3 years, 5 years, 10 years?

Mr. Wragg said this is a County CIP project. Environmental review was done.

Patrick Brown of DPLU said the project is in year 1 of the 5 year CIP Plan – so maybe in the next 4 years.

Mr. Hickman asked how the project will benefit Ramona?

Mr. Wragg said the energy will be used in Ramona and be connected in the local grid. SDG&E did fly overs to find places suitable for this type of installation. Sol Orchard is based in Northern California.

Mr. Wallace said they will put a blight on the ag land for 25 years, and then sell the idea the power is going to Ramona – and we already have power.

Mr. Sprong said for the visual aspect, because the facility will be close to the road, it should be screened adequately. It was pointed out to us by a resident in that area that every farmer has been approached for a similar project, so more could be proposed. We support the ag that is in the project area.

Ms. Anderson said this is prime ag land. Putting the facility in for 25 years will make the land fallow. The proposal reminds her of the first cell towers. There is no rule to limit solar facilities, and impacts to adjacent properties haven't been considered. One-third of Ramona residents go down this road.

Mr. Brean has no problem with the facility but doesn't like the location being in the ag land. He would like the RCPG to identify where these facilities can go.

Ms. Mansolf asked about the substance that will be used to congeal the soil. Will it get into the groundwater? Will it affect the growing capability of the soil after being sprayed on there for 25 years? Can we get a plant list for recommended plants for around the perimeter of the facility?

Mr. Wragg said a permeable substance such as Poly Pavement will be sprayed on the soil.

Patrick Brown presented a plant list of recommended indigeous plants to be used to shield the facility from the area residents and the road.

The Chair said this is a beginning of a wave of solar installations, with a push by SDG&E. He thought a workshop was a good idea so that we can better serve the community with these installations. This is the first of many of such proposals. At a workshop, we could come up with what the community wants to see so we could have a better plan for how these types of facilities go into the community. He agrees with Ms. Maxson with long term planning to balance related issues for these installations. It would be fair to get community input.

Chris Brown, project consultant, said there are some big facilities in Borrego. A benefit is no new distribution lines and transmission lines will have to go up. There are limiting facts, such as poles. The County has come up with standards. Letters have been sent out to farmers. This will be the only solar site in this area. Local electricity will be distributed and used in Ramona. The solar industry is a business opportunity. This doesn't mean there will be 7 more down the road.

The Chair said that no one knows, who was approached by whom with proposals of renewable energy facilities. He knows people who have been approached by 2 other outfits. He thinks a workshop would be beneficial.

MOTION: TO SEND COMMENTS.

Upon motion made by Bob Hailey and seconded by Kristi Mansolf, the motion **passed 11-0-0-1-4**, with Richard Tomlinson stepping down, and Chad Anderson, Matt Deskovick, Eb Hogervorst and Paul Stykel absent,

12-B: WEST (Mansolf) (Action Item)

12-B-1: P 11-028, Major Use Permit (MUP) for the Cordiano Property Located at 15732 Highland Valley Rd. AD 08-038 was Approved 3-9-09, Permitting the Site for a Boutique Winery, Tasting Room and Host Home MUP Will Permit the Site for Having Accessory Special Events and Accessory Food Preparation

Ms. Mansolf gave the West Subcommittee report. Mr. Cordiano wants to expand his Boutique Winery to include events and food preparation at the site. They would like to add 15 more tables and 1 patio to have 2 patios. A couple of years ago they made a new wine cellar. They would like to add a terrace on top of the cellar. Now about 30 cars can park there. As far as hours of operation, Mr. Cordiano said that at 10 p.m. they would plan to turn things off, such as a PA system, if they can have one. Possibly their hours of operation would be 11 a.m. to sunset. If there was a wedding, it would go later than sunset. Guests and neighbors were at the meeting to support Mr. Cordiano in his endeavor. Ms. Mansolf said the motion from the West Subcommittee was to approve the major use permit for the property as presented, and it passed unanimously.

Mr. Cordiano said they would like to have the hours of operations be 11 a.m. to 9:30 or 10 p.m. if there are events. Otherwise they would like to close at sunset. They did not want more people in attendance than they could have with the original administrative permit on the property.

Mr. Hailey was concerned that parking would be adequate. He doesn't want overflow parking to go on Highland Valley Road.

Mr. Cordiano said that no one can park on Highland Valley Road. His property is 20 acres. He doesn't think parking will be a problem.

MOTION: TO SEND THE FOLLOWING COMMENTS:

- 1) HOURS OF OPERATION – 11 A.M. TO 9:30 OR 10:00 P.M. FOR EVENTS. 11 A.M. TO SUNSET FOR NORMAL OPERATION.**
- 2) NO CHANGE IN CAPACITY FROM THE ADMINISTRATIVE PERMIT.**
- 3) PARKING SHOULD BE ADEQUATE TO ACCOMMODATE ALL GUESTS FOR ALL EVENTS AND REGULAR BUSINESS OPERATIONS.**
- 4) THE RCPG IS SUPPORTIVE OF THE PROJECT AT THIS TIME.**

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the motion **passed 11-0-0-0-4**, with Chad Anderson, Matt Deskovick, Eb Hogervorst and Paul Stykel absent,

12-C: EAST (Ensign)(No Business)

12-D: PARKS (Tomlinson)(No Business)

12-E: GP Update Plan (Anderson)(No Business)

12-F: CUDA (Brean)(No Business)

12-G: Transportation/Trails (Sprong)(No Business)

12-H: DESIGN REVIEW (Chris Anderson) – Update on Projects Reviewed by the Design Review Board

Ms. Anderson was not at the meeting. Design Review Board members Carole Wylie and Reed Settle did not run again, and 2 new members were selected to take their place.

12-I: Village Design Committee Meeting Report (Brean, Stykel)

Mr. Brean said the item was already addressed under Howard Blackson's presentation.

ITEM 13: OTHER BUSINESS (Chair) (Possible Action)

A. RCPG Hosting a Workshop to Identify Areas of Ramona that Flood During Rain Events for Compiling Future List – Meeting to be 10-20-11 at 7 at the Ramona Community Center, 434 Aqua Ln

The Chair announced the Flood Control Workshop would be held October 20, 2011 at 7 at the Ramona Community Center.

B. RMWD has Out for Public Review a Mitigated Negative Declaration for A Photo Voltaic Project at both the Santa Maria Wastewater Treatment Plant (North Sawday) and the San Vicente Wastewater Treatment Plant (San Vicente Rd.) Sawday Facility will have 1.72 Acres Developed with Solar Panels, with 500 KW Production. The San Vicente Facility will have 2 Installations – 1 of .4 Acres and 1 of .19 Acres with 250 KW Production. Public Review ends 9-3-11

Ms. Mansolf announced that the mitigated negative declaration for a photo voltaic project at both RMWD wastewater treatment plants is out for public review. The document information is available on the RMWD website. The RMWD was not able to attend the meeting and make a presentation on the project, but a representative said they attempted to mitigate the visual impacts of the solar panels by moving them away from the road and using other strategies to minimize the visual impacts.

C. Report on Stakeholder Meeting 8-17-11 with US Forest Service on Cedar Creek Falls Trailhead (San Diego River Gorge Trail and Trailhead)

The Chair attended the Stakeholder meeting on August 17 with the US Forest Service. The trail, parking, and usage by hunters and hikers were all discussed. Input was taken from stakeholders on Cedar Creek Falls. There will be a follow up meeting in 3 weeks after the US Forest Service has taken the ideas to the Federal level for review. The trail will not be reopened until a plan has been developed. The neighbors are going through with the ordinance to install a parking prohibition. This issue will be reviewed by the Board of Supervisors who will determine if it is necessary.

D. Report on Residential Guidelines Meeting at DPLU 8-26-11

Ms. Mansolf attended the meeting to streamline project processing at the County. Mostly, the County and their consultant are asking planning and sponsor groups how to best make planned developments fit into their communities when houses are clustered. Most of the planning and sponsor groups want to keep the large lots, as Ramona does. Several elements were identified that

make rural communities feel rural. The notes from the meeting were distributed, and RCPG members asked to provide feedback. Next the County and their consultants will develop guidelines from what was suggested at the meeting and that will be sent around for review. Examples of clustered developments in open space were looked at and participants asked what they liked and did not like about the development.

E. Report on RMWD Meeting 8-23-11 on Emergency Evacuation Easement

The Chair reported on the RMWD Board meeting on August 23 where the emergency evacuation easement was discussed. There are some issues the RMWD want to work out. There will be a meeting in 2 weeks of various representatives to consider these issues. The goal is to try to get the easement in place before fire season. An effort has been made to make this happen. So many departments and agencies are affected by the easement.

F. Highland Valley/Dye/Hwy 67 Intersection. Reconsideration of Motion Made 5-5-11, 'Motion: To Approve Installation of a Traffic Signal at the Intersection Of Mussey Grade Rd. to Hwy 67 Along With All of the Necessary Improvements To the Geometric Road Elements.' Motion Failed 6-4-1-0-4. New Information To be Considered of the South Bypass – *Moved to the Top of the Agenda*

ITEM 11: TM 5564, 1550 Keyes Rd., Proposed Subdivision of 10.38 Acres into 6 Lots, 5 Residential and 1 Road. Project Mitigated Negative Declaration. Public Review ends 9-16-11. Walsh, Representative (Discussion and Possible Action) Document is available at:
http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html *Taken Out of Order*

Ms. Mansolf said the project mitigated negative declaration is out for public review. She had the project information, including the map, in case anyone wanted to see it. As a reminder, this is the project on Keyes road that was required to do 2 lanes (one direction) in front of the project, in addition to a bike lane and a pathway. The project applicant asked for an exception to County Road Standards, and requested doing 1 lane in front of the project. This is part of the future South Bypass, and right now, the 2 lanes on Keyes Road would be out of place, if built. No action taken.

ITEM 14: ADMINISTRATIVE MATTERS (Chair)

A. Names Submitted for New Subcommittee Members (Action) – None

B. Agenda Requests

The Highland Valley/Dye/Hwy 67 intersection was brought up as a request for a future agenda item. Mr. Hickman said that because of the nature of traffic on Hwy 67 and Mussey Grade Road, he feels it is important to avoid the South Bypass when discussing this intersection.

The Chair said he feels the RCPG needs input from the County and CalTrans on the proposed designs of this intersection.

Ms. Anderson said if this is the case, the County and CalTrans should present the information to the RCPG. They should go to the Transportation/Trails Subcommittee first.

The Chair said he felt we should get input from the County on how to proceed.

Mr. Tomlinson called a point of order, as he felt there was too much discussion on the item for the way it was agendaized.

C. Concerns of Members

Mr. Sprong said members of the board don't want decisions on issues. Too many people are abstaining.

Mr. Brean said he has concerns with the inconsistencies of the board voting. He felt no reason was given last month when the wind turbine project came before the RCPG, and the RCPG denied the project. One resident came and spoke against the project and the RCPG denied the wind turbine installation.

Mr. Hailey said that abstaining is usually from there being a conflict of interest, or members are not sure of what they are voting on. In some cases this is from a lack of deliberations.

Mr. Hickman said the Chair needs to stress that members consistently attend meetings. There have been 4 or 5 members absent each meeting for the last several months.

ITEM 15: ADJOURNMENT – 9:20 p.m.

Respectfully submitted,

Kristi Mansolf